

Division 720 - COMMUNITY PRESERVATION

Chapter 720-2 - RESIDENTIAL PROPERTY NUISANCES

720-2.002 - Findings.

The board finds and declares that it is in the public interest and necessary to protect public health and safety, promote civic pride, and preserve property values, to establish minimum standards for the maintenance of residential real property by prohibiting specified activities and declaring these activities to be public nuisances subject to abatement or enforcement by any lawful means.

(Ords. 2002-46 § 3, 89-49 § 3).

720-2.004 - Definitions.

As used in this chapter, the following terms have the following meanings:

- (a) "Residential real property" means a lot located in any single-family, two-family, or multiple-family residential district, or in a planned unit district, with a structure intended primarily for residential use located thereon.
- (b) "Unreasonable period of time" means a period of time unreasonable considering the totality of the circumstances, but in no event will a time period shorter than seven days be considered unreasonable.

(Ords. 2002-46 § 3, 89-49 § 3).

720-2.006 - Residential property nuisance.

No person owning, leasing, renting, occupying or having charge or possession of residential real property shall maintain or allow the maintenance of the property in such a manner that any of the following conditions exist on the property and are visible from a street, highway, or private road:

- (a) Attractive nuisances dangerous to children, such as abandoned, broken or neglected equipment, machinery, refrigerators or freezers, or unsafe pools, ponds or excavations;
- (b) Shopping carts, household equipment or broken or discarded furniture for an unreasonable period of time;
- (c) Garbage or trash cans for more than thirty-six hours;
- (d) Boats, trailers, vehicle parts or other articles of personal property that are abandoned or left in a state of partial construction or repair for an unreasonable period of time;
- (e) Construction and wood debris, including cuttings, for an unreasonable period of time;
- (f) Weeds over eighteen inches in height.

(Ords. 2002-46 § 3, 89-49 § 3).

720-2.008 - Nuisance declaration, abatement.

Any residential real property maintained in a condition that violates Section 720-2.006 is declared to be a public nuisance. In addition to any other remedy provided by law, the condition may be abated pursuant to Article 14-6.4.

(Ords. 2002-46 § 3, 89-49 § 3).